

140.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

932,800 / 932,800

932,800 / 932,800

932,800 / 932,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		NEWPORT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HATVANY CHARLES A	
Owner 2:	
Owner 3:	

Street 1: 25 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,634 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2386 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	RED			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1925	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G12	Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	5	2							
Sec Int Wall:		%		Economic:				Additions:		1	6	2							
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:		%		Total:	31	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	170.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.10652173			General:											
Electric:	3 - Typical			Const Adj.:	0.98000199			<b>COMPARABLE SALES</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	184.347			Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features:	101500														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO		Adj Total:	627132														
% Com Wall:		% Sprinkled:		Depreciation:	194411			Juris. Factor:	1.00	Before Depr:	184.35								
				Depreciated Total:	432721			Special Features:	0	Val/Su Net:	103.96								
								Final Total:	432700	Val/Su SzAd:	188.13								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 140.0-0002-0009.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X19	A	AV	1925	21.58	T	40	104			4,900		4,900		
More: N	Total Yard Items:	4,900		Total Special Features:					Total:					Total:	4,900				